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AMENDMENTS TO LB 729

1           1. Insert the following new section:

2           "Sec. 7. Section 23-114.03, Revised Statutes Supplement,  
3 2001, is amended to read:

4           23-114.03. Zoning regulations shall be adopted or  
5 amended by the county board only after the adoption of the county  
6 comprehensive development plan by the county board and the receipt  
7 of the planning commission's specific recommendations or by  
8 adopting temporary zoning as provided in sections 23-115 to  
9 23-115.02. Such zoning regulations shall be consistent with an  
10 adopted comprehensive development plan and designed for the purpose  
11 of promoting the health, safety, morals, convenience, order,  
12 prosperity, and welfare of the present and future inhabitants of  
13 Nebraska, including, among others, such specific purposes as:

- 14           (1) Developing both urban and nonurban areas;  
15           (2) Lessening congestion in the streets or roads;  
16           (3) Reducing the waste of excessive amounts of roads;  
17           (4) Securing safety from fire and other dangers;  
18           (5) Lessening or avoiding the hazards to persons and  
19 damage to property resulting from the accumulation or runoff of  
20 storm or flood waters;  
21           (6) Providing adequate light and air;  
22           (7) Preventing excessive concentration of population and  
23 excessive and wasteful scattering of population or settlement;  
24           (8) Promoting such distribution of population, such

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1 classification of land uses, and such distribution of land  
2 development as will assure adequate provisions for transportation,  
3 water flowage, water supply, drainage, sanitation, recreation, soil  
4 fertility, food supply, and other public requirements;

5 (9) Protecting the tax base;

6 (10) Protecting property against blight and depreciation;

7 (11) Securing economy in governmental expenditures;

8 (12) Fostering the state's agriculture, recreation, and  
9 other industries;

10 (13) Encouraging the most appropriate use of land in the  
11 county; and

12 (14) Preserving, protecting, and enhancing historic  
13 buildings, places, and districts.

14 Within the area of jurisdiction and powers established by  
15 section 23-114, the county board may divide the county into  
16 districts of such number, shape, and area as may be best suited to  
17 carry out the purposes of this section and regulate, restrict, or  
18 prohibit the erection, construction, reconstruction, alteration, or  
19 use of nonfarm buildings or structures and the use, conditions of  
20 use, or occupancy of land. All such regulations shall be uniform  
21 for each class or kind of land or buildings throughout each  
22 district, but the regulations in one district may differ from those  
23 in other districts. Counties shall determine whether ~~nonfarm~~  
24 buildings used as residences shall be subject to a county's  
25 respective zoning regulations and permit requirements. An official  
26 map or maps indicating the districts and regulations shall be  
27 adopted, and within fifteen days after adoption of such regulations

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1 or maps, they shall be published in book or pamphlet form or once  
2 in a legal newspaper published in and of general circulation in the  
3 county or, if none is published in the county, in a legal newspaper  
4 of general circulation in the county. Such regulations shall also  
5 be spread in the minutes of the proceedings of the county board and  
6 such map or maps filed with the county clerk.

7 For purposes of this section and section 23-114.04,  
8 nonfarm buildings are all buildings except those buildings utilized  
9 for agricultural purposes on a farmstead of twenty acres or more  
10 which produces one thousand dollars or more of farm products each  
11 year.".

12 2. On page 10, line 8, strike "section 17-1002" and  
13 insert "sections 17-1002 and 23-114.03".

14 3. Renumber the remaining section accordingly.